

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



St John's Wood

Ulgham, Northumberland. 4.69 acres of
maturing hardwoods for £38,000 (freehold)

Sycamore and other broadleaves with a stream and excellent hard track access.

St John's Wood, Ulgham, Northumberland



Description

St John's Wood lies at the northeast corner of a larger woodland on the outskirts of the quiet and attractive village of Ulgham (pronounced 'Uffam') some 6 miles north of Morpeth. Newcastle is thirty minutes' drive to the south, Northumberland National Park is a similar distance west and the coast is just 10 minutes to the east.

The wood occupies gently sloping south-facing ground which is bisected by a broad central gully running down to a small stream. The view north is over wide arable fields, whilst to the south there is a more intimate landscape of woodland, scrub and meadows leading down to the River Lyne and across to the village.

St John's is dominated by maturing sycamore stems along with minor elements of ash. A few younger saplings populate the understorey along with occasional shrubs like hawthorn. The woodland floor is for the most part easily walked being a mix of soft grasses, bluebells and ferns with occasional patches of bramble.

Car access is excellent via a newly upgraded track leading to a private hard-standing area at the northwest corner of the wood. St John's and the wider woodland is host to a number of mammals like badgers and foxes, and roe deer also frequent the woods.

If It Were Mine

I'd obtain a licence from the Forestry Commission to thin the wood. This should yield useful volumes of firewood. I'd also consider felling some small coupes and then restock these with a variety of native hardwoods to diversify stand architecture and enhance the wood's conservation status.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger map: Sheet 81.

National Grid Ref:

- Access point A: NZ 235 929.

- Centre of wood: NZ 235 928.

Nearest postcode: NE61 3AS.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From Ulgham drive north on the B1337 crossing the modern bridge over the River Lyne shortly after leaving the village.
- Continue up the hill for 280 metres after the bridge, then turn left onto a farm track at the end of the wood on your left side (**A**).
- Drive 150 metres and turn left into the hardstanding area (**B**) just before crossing the ditch.

Boundaries

- The west boundary (**BC**) is the centre of the ditch.
- The north boundary (**AB**) is the woodland edge by the farm track.
- The east boundary (**AD**) is the roadside verge.
- The south boundary (**CD**) is the north side of the hard track marked by blue-topped posts.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner. An indemnity policy (which would pass to the purchaser) covers this eventuality.

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Rights of Way

- There is a right of access for all purposes to the property over the track **AB**.
- Maintenance of all shared tracks is according to use.
- A public footpath runs up the west side of the wood.

Fencing Liabilities

The north boundary fence (currently derelict) is technically the responsibility of the woodland owner.

Restrictive Covenants By The Transferees

A previous owner imposed restrictive covenants that the property not be used for noisy or noxious activity. More details are available from the agent on request.

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks.

(iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

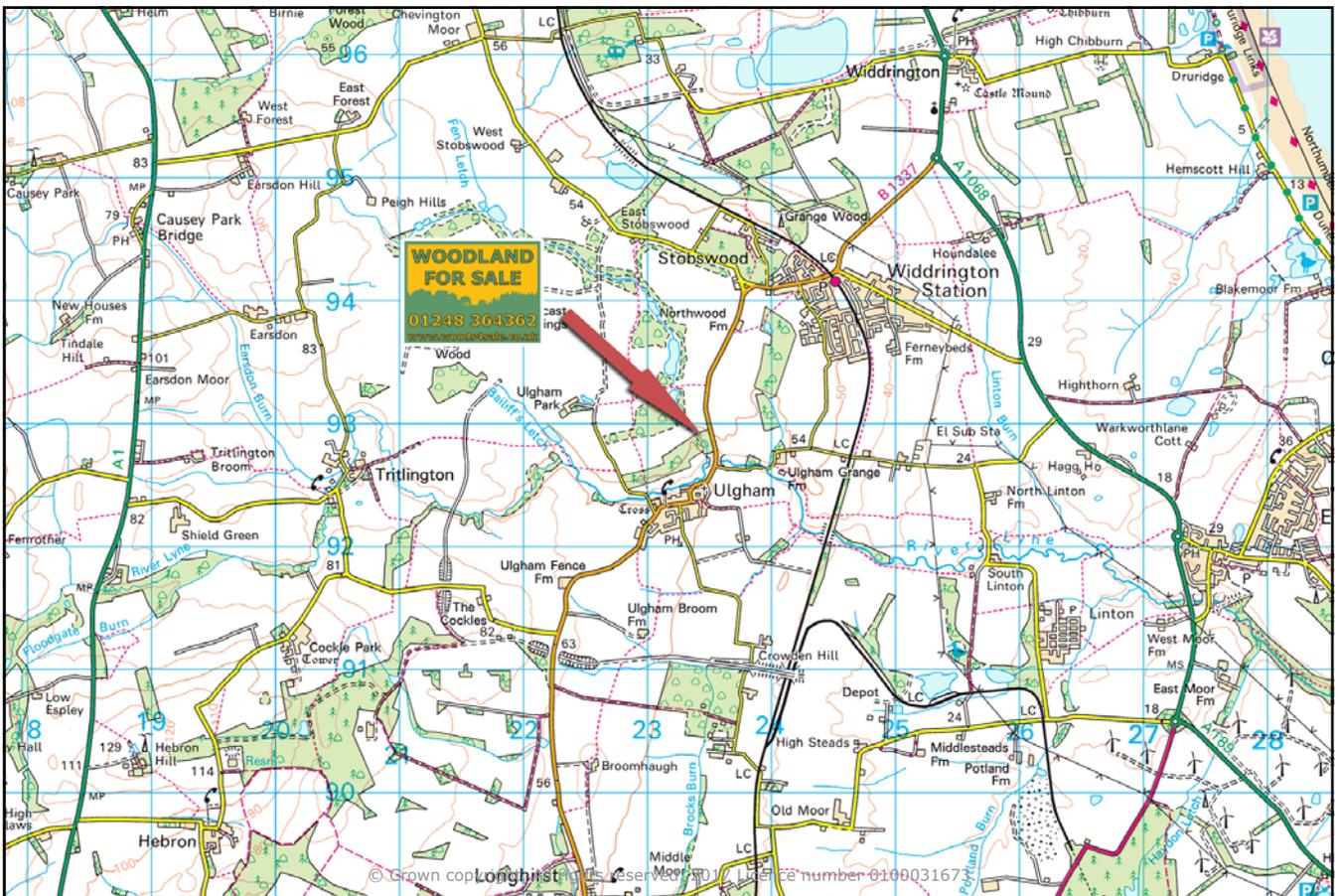
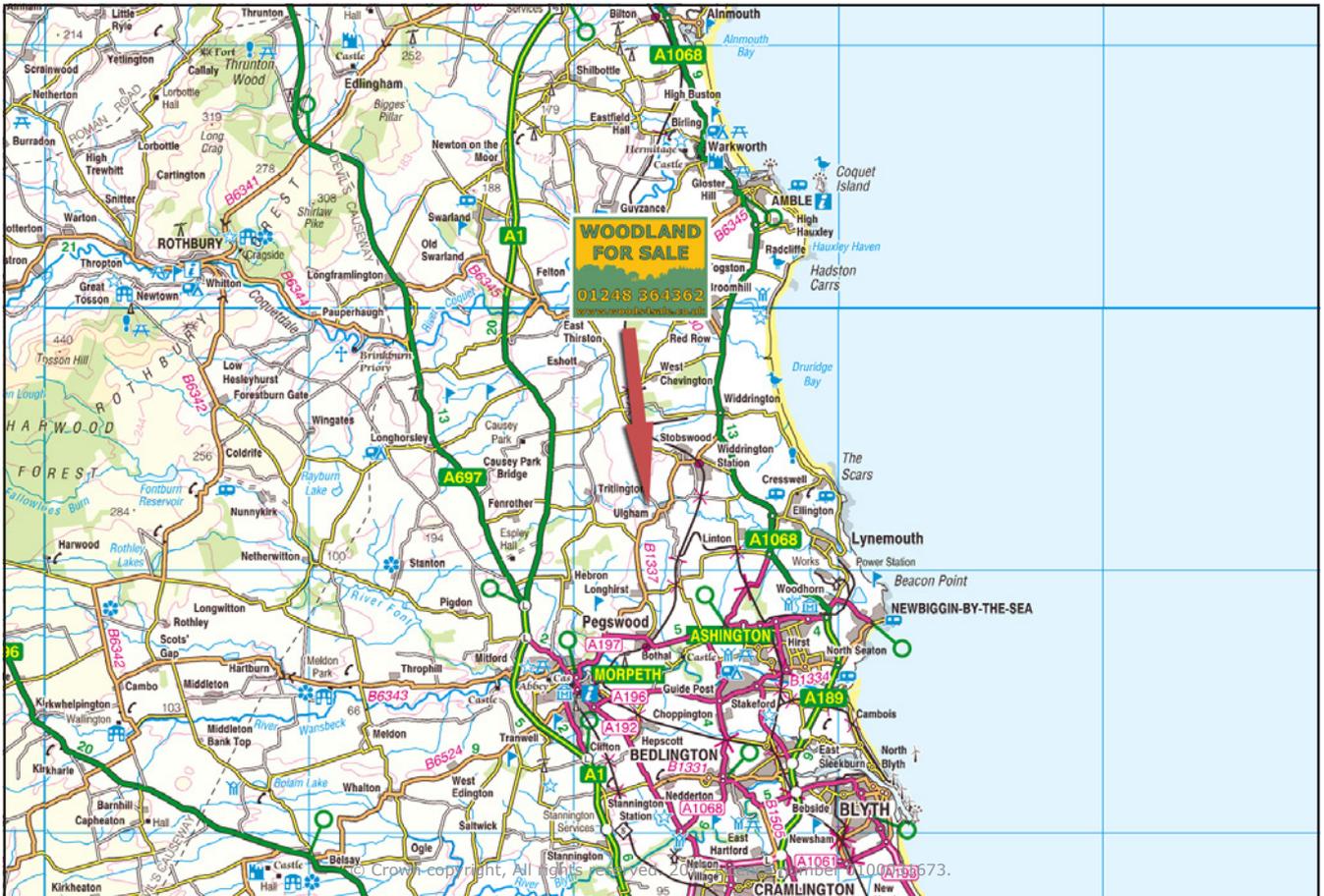
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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